

TRANSFER
TAX
PAID

WARRANTY DEED

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#02220

WILLIAM ZIMMERMAN and BARBARA ZIMMERMAN of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to FERNANDO QUADROS GOUVEA and MARILENA BIDOLI GOUVEA of Waterville, County of Kennebec, State of Maine, as joint tenants, with warranty covenants, a certain lot or parcel of land situated on the southerly side of Johnson Heights in said Waterville and being Lot 30 as shown on a Plan of Johnson Heights made by Harry E. Green, City Engineer, recorded in Kennebec County Registry of Deeds, Plan Book 12, Page 26A. 015977

Also, another certain lot or parcel of land situated on the southerly side of said Johnson Heights and being contiguous to and next westerly of the above-described Lot 30, which said lot is bounded and described as follows: Starting in the southerly line of Johnson Heights at the northeast corner of Lot 30 as shown on the aforesaid plan; thence to the east along the northerly line of Lot 28 as shown on said plan a distance of 35 feet; thence to the south and keeping parallel with the easterly line of Lot 30 a distance of 100 feet to the southerly line of Lot 28; thence to the west along the southerly line of Lot 28 to the southeast corner of Lot 30; thence to the north along the westerly line of Lot 30 a distance of 100 feet to the point of beginning.

The above-described lot is the westerly half of Lot 28 as shown on the aforesaid plan as bisected by a line drawn in a generally north and south direction.

Meaning and intending to convey the same premises described in warranty deed from Jane A. Carlson and Judith Ann Harvie to William Zimmerman and Barbara Zimmerman dated February 1, 1991, and recorded in Kennebec County Registry of Deeds, Book 3865, Page 114.

This conveyance is subject to the following restrictions, which are to run with the land:

No building of any kind may be erected on the above-described parcel of land unless it be a part of adjacent and contiguous land having seventy (70) feet of frontage or more on the street and owned by the same person or persons, in which event buildings may be erected in accordance with the following restrictions, which are to run with the land, on each parcel of land having 70 foot frontage or on each full multiple thereof:

No building other than a private dwelling house for not over one-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be

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built on any house. Said dwelling house and garage shall cost not less than ten thousand dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet of frontage on the street.

William Zimmerman and Barbara Zimmerman, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 27th day of June, 1994.

Jo-Ann H. Rogers

William Zimmerman
William Zimmerman

Jo-Ann H. Rogers

Barbara Zimmerman
Barbara Zimmerman

STATE OF MAINE
COUNTY OF KENNEBEC

June 27, 1994

Personally appeared the above-named William Zimmerman and Barbara Zimmerman and acknowledged the foregoing to be their free act and deed,

Before me,

Jo-Ann H. Rogers
Notary Public/Attorney-At-Law

Printed Name:

Jonathan G. Rogers

16-061594

RECEIVED KENNEBEC SS.

94 JUN 28 AM 9:00

ATTEST: Thomas R. Rogers
REGISTER OF DEEDS